

**80/1 Limburg Way, Greenway, ACT 2900**



**Apartment For Sale**

Saturday, 25 November 2023

80/1 Limburg Way, Greenway, ACT 2900

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 74 m2**

**Type: Apartment**



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**\$499,000+**

Picture a fresh, modern apartment in a stunning lakeside setting, just steps from restaurants, cafes and shopping. This 2 bed, 2 bath apartment has it all - sophisticated and convenient city living with nature at your doorstep. It's a picture-perfect package for young professionals, investors or those seeking a low-maintenance lifestyle. Situated on level 2 of the sought-after Watermark complex, the open plan living and dining space is airy and inviting, filled with natural light. Glass sliding doors open onto a generous north-west facing balcony with tranquil water views, extending the living space outdoors and creating the perfect spot to lounge with friends over summer. The kitchen is state-of-the-art with stone benchtops, sleek cabinetry and quality stainless steel appliances. The master bedroom features a roomy ensuite, while the large second bedroom is serviced by the main bathroom with crisp white floating cabinets, floor-to-ceiling tiles and neutral decor. Secure underground parking, intercom access and lifts to each level ensure security and convenience. South Point shopping centre, dining, entertainment options and local government offices are all a short stroll away. Fast transport links and access to the Monaro Highway make access to the city or getaways to the South Coast and snowfields a breeze. This sought-after apartment won't be on the market long, act quickly to make it yours.

- Spacious and light-filled second floor 2 bedroom, 2 bathroom apartment
- Positioned in the Watermark complex, with Lake Tuggeranong down the street
- Large and light open-plan living space
- State-of-the-art kitchen with stone benchtops and stainless-steel appliances
- Covered balcony with beautiful water views
- Master bedroom with ensuite, plus second bedroom both with built-in robes
- Stylish modern bathroom with floating cabinets
- Split system heating and cooling for year-round comfort
- Underground parking for 1 car, with storage cage, secure intercom and lift access
- European laundry
- Minutes from recreation facilities, shops, restaurants, and offices
- Living space: 74m<sup>2</sup>
- Balcony space: 10m<sup>2</sup>
- Complex built: 2017
- Rates: \$1600 per annum
- Land Tax: \$1928 per annum (if applicable)
- Body corporate: \$777.45
- EER: 6 Stars
- Rental estimate: \$530 - 550 per week

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